

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Independence

State: MO

PJ's Total HOME Allocation Received: \$7,194,967

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 7			
% of Funds Committed	95.80 %	90.29 %	1	90.66 %	87	88	
% of Funds Disbursed	86.70 %	84.72 %	3	81.06 %	69	73	
Leveraging Ratio for Rental Activities	3.92	4	5	4.62	51	44	
% of Completed Rental Disbursements to All Rental Commitments***	96.45 %	97.61 %	5	81.27 %	40	52	
% of Completed CHDO Disbursements to All CHDO Reservations***	47.35 %	78.55 %	7	68.23 %	18	17	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	67.79 %	69.77 %	4	79.86 %	18	17	
% of 0-30% AMI Renters to All Renters***	24.16 %	33.13 %	4	44.82 %	22	18	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	90.60 %	97.98 %	7	94.65 %	17	18	
Overall Ranking:			In State:	6 / 7	Nationally:	35 32	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,865	\$24,931		\$25,419	149 Units	17.30 %	
Homebuyer Unit	\$3,988	\$12,243		\$14,530	711 Units	82.70 %	
Homeowner-Rehab Unit	\$0	\$11,409		\$20,251	0 Units	0.00 %	
TBRA Unit	\$0	\$3,232		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Independence MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$34,242	\$73,902	\$0
State:*	\$125,706	\$79,330	\$15,432
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 3.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.03

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	83.0	89.4	0.0	0.0
Black/African American:	8.9	2.4	0.0	0.0
Asian:	0.0	0.1	0.0	0.0
American Indian/Alaska Native:	0.7	0.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.4	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.0	0.0
Asian/Pacific Islander:	1.5	0.7	0.0	0.0

ETHNICITY:

Hispanic	5.9	6.1	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	45.2	42.0	0.0	0.0
2 Persons:	29.6	21.0	0.0	0.0
3 Persons:	12.6	17.2	0.0	0.0
4 Persons:	6.7	11.0	0.0	0.0
5 Persons:	4.4	5.5	0.0	0.0
6 Persons:	1.5	2.3	0.0	0.0
7 Persons:	0.0	0.4	0.0	0.0
8 or more Persons:	0.0	0.7	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	30.4	45.6	0.0	0.0
Elderly:	19.3	1.3	0.0	0.0
Related/Single Parent:	25.9	17.9	0.0	0.0
Related/Two Parent:	16.3	26.6	0.0	0.0
Other:	8.1	8.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	5.2	0.1 [#]
HOME TBRA:	0.0	
Other:	11.1	
No Assistance:	83.7	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Independence

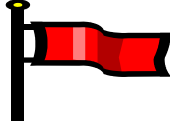
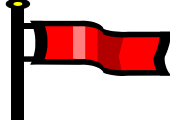
State: MO

Group Rank: 35
(Percentile)

State Rank: 6 / 7 PJs

Overall Rank: 32
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	96.45	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	47.35	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	67.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	90.6	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.1	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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